



Zoning Board of Appeal, Chair
c/o Planning Department, Town Hall
Arlington, MA

August 31, 2016

Dear Members of the Zoning Board of Appeal,

Arlington Land Realty, LLC is pleased to submit herewith a Comprehensive Permit Application for what we call 'Thorndike Place', a plan proposed to be built on land known in Arlington as 'the Mugar Property'.

As our housing experience has shown, with full project approvals, Thorndike Place will provide housing for several sectors of Arlington's market-rate and 'affordable' housing seekers- particularly empty nesters, seniors, professional singles, and young working couples - some with children. This project's application being submitted addresses the Town's requirements and also includes the final proposal submitted in November 2015 to Mass Housing Finance Agency (MHFA), a copy of which was sent to the Town at the same time. Arlington Land Realty, LLC received a determination of Project Eligibility from MHFA on Dec 4, 2015, under the Massachusetts General Laws, Chapter 40 B statute. Eligibility (with conditions) was determined for our proposal to build a mix of market and affordable housing on the 17+acre property. The application was for a total of 219 units of housing, 12 of which would be for-sale, 3 story townhomes on Dorothy Road. The remaining 212 units would be apartments in a 4 story building set farther back from the property line, and buffered from the existing neighborhood view by trees and the new townhouses. 25% of these units would be affordable.

Additionally, approximately 10 acres of the Mugar land would be legally restricted or deeded as conservation land for the benefit of the whole Arlington community. The stormwater run-off would be designed and managed with 'best practices', with an expectation of improving the quality of stormwater going under Rt 2, into the Little River. This land would be improved with paths and more direct neighborhood access to public transportation at Alewife Station, Mass Ave, and along Rt 2.

We look forward to proceeding with the Comprehensive Permit process, and working with you to achieve an outstanding project that the Town will be proud of for generations to come.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Mugar', with a long, sweeping horizontal stroke extending to the right.

Peter S. Mugar
Manager, Arlington Land Realty, LLC

Cc: David Ting, Steven Schwartz, Kevin O'Flarhty, Stephanie Kiefer, Gwendolen Noyes,
Robert Engler, Arthur Klipfel